

Questions and Answers from the Springfield Gardens Virtual Village Hall sessions on Monday 10th August, 2020

### Consultation

- Q.** Every other house received notification - lots of people haven't. This process is not accessible to 100s of people.
- A.** 9,000 leaflets were sent out to local residents in the surrounding streets. Our distribution company uses GPS tracking to record the distribution. If some homes were missed out we can only apologise. The consultation runs for another two weeks so there is still plenty of time to take part in future consultation sessions.
- Q.** Why couldn't you wait to start consultation until after lockdown rules eased?
- A.** Lockdown rules have been eased to some extent, but not enough for us to have large-scale public consultation events. Although we hope to hold a small-scale face to face event where residents will need to pre-book to attend. Evidence from Government and local government shows the digital engagement is as effective, if not more effective, than face to face meetings. The virtual consultation model is being adopted more often and with the advent of COVID19 this is now normal practice.
- Q.** How many were involved this afternoon and this evening please (VVH)?
- A.** Over 90 people registered for the two sessions and 46 attended the live sessions. Both sessions were recorded and will be available on our website for viewing. [www.springfieldgardens.co.uk/vvh](http://www.springfieldgardens.co.uk/vvh)
- Q.** 70% of people in Chatterton Road are elderly they have no chance of attending something like this - I am slightly deaf where's the accessibly part of this information sharing non-interactive process?
- A.** For anyone unable to access the online events, our leaflet sent to 9,000 households had a contact number and when residents have called they have been given the option of printed copies of the presentation and are able to call back with any questions. Alternatively access to a live session will be offered (subject to government social distancing guidelines).
- Q.** Is this session available as a complete recording, including all the questions raised at this session?
- A.** Yes
- Q.** Do we have your assurances that all questions put on here today shall be recorded and shared with the future consultation groups and will be published as widely as the very tame Q & A's you put on your website?
- A.** Yes. All the Q & As will be posted on our website.

### Park

- Q.** What has your development got to do with the Park?
- A.** The land swap deal between Alder Hey NHS Trust and Springfield Park is completely separate from the land our proposals are on. The land swap deal was that 9 hectares of land of park land would be used to develop the new hospital, and in return, the hospital trust has now returned 9.4 hectares of the former hospital site to form the new Springfield Park. The park is being delivered by Alder Hey NHS hospital Trust and is not related to the delivery of the Step Places site.

Continued overleaf

## Park (continued)

- Q.** I can see you have done a lot of work on this with a lot of thought. The negative view of many is that it is not the parkland all the way to Eaton Road we were promised at the beginning of the Alder Hey build and that's the main crux of this problem.
- A.** Thank you for your point and we take this on board however the areas designated for the land swap deal is out of our control. We have, however, greatly improved the pedestrian permeability and connectivity between Eaton Road and the new Springfield Park, through new a piazza, park boulevard bridges to the park and small parklets within our development. This will greatly improve the public realm in the area for both residents of the development and the wider community.

## Alder Hay NHS Trust

- Q.** Where can we find copies of these surveys?
- A.** A summary of the staff survey will be published on our website.
- Q.** So only around 12-13% of Alder Hey staff were surveyed so doesn't represent many people. Was this survey just Alder Hey NHS staff?
- A.** Yes, it was just Alder Hey NHS Trust staff. The Market Research society and wider industry see a return rate of between 5-10% as statistically robust, so our 14% return is robust and statistically valid.
- Q.** How many staff work at Alder Hey?
- A.** A total of 3,500 + staff work at Alder Hey NHS Trust.
- Q.** When was the staff survey undertaken?
- A.** At the beginning of July 2020
- Q.** You say all the Alder Hey staff were surveyed but on your chart, it shows 510 answered 0 skipped?
- A.** The survey was sent to all staff of whom 510 responded. During the presentation, the slide we showed carried information of a sample question of which 510 respondents answered and 0 zero skipped it.
- Q.** Were their opinions given not knowing how much the key worker units will cost?
- A.** The questions in the survey were to gauge what demand there is for key worker accommodation in this location and did not refer to costs.as this is impossible to do so before the homes are built.
- Q.** What is the expected occupancy following the staff survey results?
- A.** Following the results of the survey and feedback from NHS staff we believe there is a very high demand for the proposed properties from the NHS Trust alone
- Q.** What analysis has been done between Alder Hey and Step Places regarding staff responses to survey regarding interest in staff accommodation?
- A.** A survey called 'Closer to Home' which shows employers attract and retain staff if the employees work closer to their homes. The hospital is keen to retain staff through reducing their commute times to and from the site. Please see the link to the report below.  
<https://www.architecture.com/knowledge-and-resources/resources-landing-page/closer-to-home>
- Q.** Do Alder Hey have a clause in the sale agreement to re-purchase almost a third of the plot sold and did they approach you earlier in the year to discuss doing so and removing housing from the plans?
- A.** The NHS Trust have last refusal if the site was to be sold on. No approach has been made to purchase any part of part of the site or remove any part of the scheme from the plans.

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### Alder Hey NHS Trust (continued)

**Q.** Does Alder Hey have an option to buy this land back off you to be used for future hospital use?

**A.** Please refer to the answer above.

**Q.** Your publicity indicates Alder Hey will benefit financially from this development, aside from the sale price, how will this be so?

**A.** We have greatly improved the pedestrian permeability and connectivity between Eaton Road and the Springfield Park, through a new piazza, park boulevard, bridges to the park, small parklets and over 150 extra trees within our development. This will greatly improve the public realm in the area for both residents of the development and the wider community and is being provided by Step Places at no cost to the NHS Trust or Council. The step-down care facility will unlock beds within the hospital resulting in more patients being able to be treated.

**Q.** Why not let Alder Hey have this back and let them build the creche, gym, staff housing?

**A.** The NHS have a directive that surplus land must be sold to generate the best value for the NHS. Working with the NHS Trust we have put together a proposal that enhances the Hospital's capabilities, delivers an outstanding quality scheme and provides value for money for the NHS. The trust is not a mixed-use developer so this is not within their core skill set.

**Q.** The Trust Board report says AH engaged PWC to look at alternative uses part of this land could be used for. This was only a couple of months ago. What was the findings of this report?

**A.** We did not have sight of this report but it is our belief that the report was supportive of the mixed-use development we propose.

**Q.** Alder Hey Board report says they are desperate to get parking for the heroic frontline workers off site otherwise you may not get planning permission for the vehicles you want to bring onto this development?

**A.** We have no involvement in the Alder Hey staff parking and the policies they adopt for managing staff parking. We are, however, aware that more NHS staff will be working from home in the future where possible, further reducing vehicles travelling to the hospital site.

**Q.** Was planning for the new hospital 060 / 1586 was granted and sold to the community by plans which stated Mulberry House which sat on this plot would be retained for healthcare use?

**A.** We had no involvement in the Alder Hey NHS Trust's previous planning application, so we cannot comment of any statements made at the time by the Trust.

**Q.** Is the money Step Places paid for the land is being used to fund the bereavement and Alder Centres? Surely these were planned and costed well in advance of you purchasing the land?

**A.** The money generated from this land sale has gone to help fund the NHS Trust's capital expenditure programme. We have never indicated it has been used to fund the bereavement centre. The NHS capital programme includes buildings, medical equipment and many other items. We have no involvement with the NHS Trust's decision in this regard.

### Development site

**Q.** Who owns the park boulevard? Is it your land, Alder Hey or Liverpool Council?

**A.** It is part of the development site and owned by Step Places but will have full public access providing access to the park and wider hospital area. The mixed-use scheme will be maintained by Step Places and will be of great benefit to the local community.

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## Development site (continued)

**Q.** Who decided on the name for the development?

**A.** The names used throughout the proposed development are still 'working titles' and we are open to working with local stakeholders on the naming of streets and boulevards etc throughout the development.

**Q.** Is it correct that the S106 agreement signed in 2011 by Alder Hey & LCC states that any spare land will be for future clinical development and not this development?

**A.** We were not involved in any previous planning applications so cannot comment on this point.

**Q.** Why would you feel it appropriate for parents residing at Ronald MacDonald House because they very likely have a seriously ill child to have to look out onto gardens of houses that may be having BBQ's parties etc. It's a hospital site, residential properties have no place there?

**A.** The new homes being proposed adjacent to Ronald McDonald House have a blank gable facing the property to avoid any direct overlooking, with a 2m high close boarded fence to the boundary, and a wide planted buffer, including trees to screen the properties. This approach is replacing the current nurse's on the site which has outdoor play space and entrance area and we feel our approach is a more sensitive response than the existing situation which has overall more domestic noise and use.

**Q.** What consideration will be given to the residents of Alder Road directly opposite the RMDH bearing in mind the many years of disruption, noise and dust since the start of Building RMDH and demolition of the hospital?

**A.** We use the Considerate Contractors Code in all our developments, ensuring the disruption to neighbouring users is always kept to a minimum. Eaton Road will also be used for construction traffic to limit disruption on Alder Road.

## Architecture

**Q.** Are your tallest buildings 5 storeys?

**A.** There is one building at 5 storeys, however this is within the height of the surrounding context and lower than the historic buildings on the site. This building sits within the site and looks out towards the park so has limited or no impact on the neighbouring properties.

**Q.** I am concerned the buildings will be cheaply built units that will not look good in a few years?

**A.** We would like to highlight our track record of delivering outstanding, high quality developments. We have won many awards and pride ourselves on the quality of our schemes. We would happily show anyone one of our completed schemes which is very similar to the proposals and hope this will convey the quality design nature and curation of our schemes.

**Q.** How high will the flats adjacent to RMDH be, they look like they will dwarf this and have views into RMDH rooms?

**A.** The closest buildings to RMDH are two to three stories, plus the retirement building which is set further away and is a five storey building, with the top storey recessed and has a flat roof. RMDH is three stories and has a pitched roof so appears higher than its storey height.

**Q.** What is plot 02?

**A.** Plot 2 is where the office research and development building for the NHS Trust will be located.

## Homes

**Q.** Was housing always part of the original concept?

**A.** The site is allocated in the existing and emerging Liverpool City Council local plan for the development of new housing.

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## Homes (continued)

- Q.** How many apartments are guaranteed to go to key workers and not general buyers?
- A.** All 102 apartments are allocated for key workers, however NHS staff will have first refusal over all properties available on the site.
- Q.** Where will the occupants of the one and two-bedroom apartments park?
- A.** The one and two bedroom apartments have 69 dedicated parking spaces, which is in line with Liverpool City Council policy on parking for this type of accommodation. They also include ample bike storage to encourage cycling and reduce car ownership by utilising a car club.
- Q.** What price for the new homes for key workers?
- A.** There is a mixture of homes to rent and to buy for key workers. As it will be over a year before these homes are available we cannot confirm the prices. We will however confirm that they will be in line with the market value for this type of new build accommodation available in the local area. We will be also offering discounts and incentives to NHS staff.
- Q.** If no key workers take up the option to buy or rent then will the homes go to whoever is willing to pay the market price?
- A.** There has already been good interest in this accommodation from the hospital staff so we do not believe this is likely to be the case. However, if there are units available they will then be offered to other local key workers before being opened up to the wider local community. Broadgreen hospital, fire, police and ambulance services are all very local to the site.
- Q.** Previous indicators you gave for cost of apartments was in the region of £700 - £800 per month Is this correct? Did the staff survey find an indication of likely price for a key worker home?
- A.** These indicative rents were given as a guide. We hope to achieve these rental values which are a significant reduction from city centre rents of £950 - £1,000 per month.

## Car Parking

- Q.** The last published Board report for Alder Hey discloses they are hurriedly trying to get off-site parking for front line staff whose staff parking they wish to remove from the site. The report indicates that if they don't remove these staff cars Step Places may not get planning for the numbers of residential vehicles they want to have?
- A.** This is an Alder Hey NHS Trust matter and it would be inappropriate for Step Places to comment on their staff car parking policies. We can, however, confirm that the residential elements of our development provide their own parking and is in line with planning policy guidelines.
- Q.** What are the parking provisions for the retail and offices?
- A.** There are 58 new spaces for the office building and 7 spaces dedicated to creche staff. There is also a dedicated dropping off circle for parents which provides temporary dropping off spaces.
- Q.** 102 apartments, how many are two-Bedroom as I don't see how 169 parking spaces are adequate?
- A.** 81 of the apartments are two bed apartments, the level of parking provision for the apartments is in line with Liverpool CC policy for this type of accommodation, as the first offer to NHS staff will help reduce the need for car ownership.

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## Car Parking (continued)

**Q.** Of the 182 parking spaces how many are allocated to the new housing?

**A.** Out of the 201 new spaces created 143 spaces are dedicated to the residential accommodation.

**Q.** Again of the 169 parking spaces how many are for the housing and flats and what provision for retail visitors?

**A.** Please refer to the answer above for the first part of your question. Regarding the retail parking there is no proposed provision as this is solely intended to be used by the residents of the development and the hospital staff. This is typical practice for this type of retail accommodation, as it is small scale and will attract local people and not be a major attraction from drawing people from a wider area.

**Q.** How many parking spaces for the 102 apartments and 27 retirement apartments?

**A.** There are 69 spaces provided for the apartments and 18 provided for the retirement apartments, in line with Liverpool CC parking policy for these accommodation types.

**Q.** Will only 60% of the occupants will require a parking space?

**A.** The parking provision for the residential elements is actually 79%, however we have developed our proposals with health and wellbeing as a core principle. One of the best ways to improve our health and wellbeing is to reduce the amount we drive. With most of the residents living close to where they work this reduces the amount of car journeys generated by the site and residents' requirements for a car. We will however include a car club within the development to allow residents to access a car if they need one without having to own one. There will be ample cycle storage within the scheme.

**Q.** So if two car owners want to rent or buy an apartment you will turn them down?

**A.** The apartments will be allocated parking for their occupiers and no unallocated parking will be allowed on site. Therefore, owning a second car becomes unnecessary because of the proximity of the site to the place of work of at least one person in the household, so we would refuse two car ownership tenants unless there is a specific reason this is necessary. As many apartments owners will not choose to have a parking space this will allow for a second space.

**Q.** Where will visitors to your commercial units park?

**A.** There is no proposed provision for the deli/café, which is the retail unit as this is solely intended to be used by the local community, residents of the development and the NHS staff. This is typical practice for this type of small deli/café

**Q.** What about parking on Alder Road and Eaton Road? Are you are relying on visitors parking in the local residential streets?

**A.** Our proposed development does not rely on any car parking within local streets which are under parking restrictions.

**Q.** Is that why the residential permit parking scheme hasn't been issued yet?

**A.** This is outside of our control and a matter for the highways department at Liverpool City Council

**Q.** Is it true from a planning point of view that you have need to limit parking as Alder Hey are actively trying to get cars off their site to facilitate your development

**A.** We do not believe that we are limiting parking as we believe that there is sufficient parking provision and have worked with our Transport consultant SK Transport to work out the amount of parking required. If we provide too much parking this would take away from the other amenities, we have been able to provide including, parklets, piazzas and boulevards. Also, providing more parking would promote higher car ownership levels which is not part of our approach to sustainable development

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## Facilities

**Q.** Will the Gym open membership to general public?

**A.** The gym is for Alder Hey staff and for residents of the development only. However, if uptake is lower than capacity then membership maybe also be extended to local residents.

**Q.** Why didn't Alder Hey build their creche on their expansion land?

**A.** This is a question for the NHS Trust and it would be inappropriate for Step Places to answer this.

**Q.** Will Alder Trust be paying rent to Step Places for the offices space, creche etc?

**A.** These facilities have been developed alongside the NHS Trust and they may choose to rent or to buy the space, however this is yet to be finalised.

**Q.** How will you stop hospital visitors parking for free in your development?

**A.** The development has been designed to minimise the opportunity for opportunistic parking, however a parking management strategy will be in place throughout the development.

**Q.** Local retail developments are suffering - what kind of retail are you expecting? E.g. restaurants and leisure or clothes?

**A.** The retail offer will be a small deli/café to allow staff for the hospital or the new research and development building walk off site and to buy some food or get a coffee on a break. We believe our proposals will also benefit local businesses as it will bring more pedestrian customers into the local area and improve the public realm onto Eaton Road.

**Q.** Are you trying to maximise retail units and cutting back on parking?

**A.** There is only one retail unit in the proposals which fronts on to Eaton Road and would not have been a suitable location for parking. In order to create street activation and support the Eaton Road businesses this was an ideal location.

**Q.** Regarding the long stay element what's happening to the flats that currently provide this facility to patients and sits alongside Ronald McDonald House?

**A.** Ronald McDonald House will remain open and is not part of our proposals We have consulted with them throughout on our design proposals and maintain a strong working relationship with them.

## Landscape

**Q.** What is this parklet space that was referenced in the presentation?

**A.** Small park areas provided as part of the landscaping within our development.

**Q.** As part of your landscape designs why was it decided our park needed a swale pond?

**A.** The swale was always part of the proposals for the new park and was part of the agreement between Alder Hey NHS trust and Liverpool City Council. Providing Sustainable Urban Drainage (SUDs) systems and reducing surface water runoff is a key local and national planning policy. This provides this whilst also providing a feature for the park bringing environmental and ecological benefits.

**Q.** A swale pond with so many children on site doesn't seem sensible?

**A.** It is commonplace in parks to have ponds and other bodies of water. This swale has been designed with safety in mind and will not hold deep water.

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## Landscape (continued)

- Q.** For the active spaces such as you are suggesting - I'm assuming teenagers are welcome to ride their bikes, do skateboards and all the activities associated with parkland?
- A.** The open spaces have been designed for pedestrian users. This is part of how we intend to integrate the development into the park. On the boulevard no skateboarding or cycling will be permitted as this is seen as a public pedestrian route.

## Transport & access

- Q.** What about increased congestion. No one wants to use a bike. Bike lanes are empty?
- A.** We would disagree that no one want to use a bike. Cycling levels have been rising steadily over the last few years and have increase dramatically since lockdown began. Development in congested areas is also possible without having a detrimental impact on the traffic in an area also and is typical in city centre locations. The majority of the residents will be working for the NHS trust and new car journeys from the site are likely to be minimal and far lower than any other proposals for this brownfield site.
- Q.** The roads around the area are already gridlocked at peak times and it will only get worse. What are you going to do to prevent this?
- A.** With the intended residents of the development being employed by the NHS trust, it is likely there will be a reduction in the number of commuting journeys created by our proposals.
- Q.** Are you having two entrances on Alder Road?
- A.** We are using the existing entrances from the current trunk road on the site.
- Q.** What surveys have been undertaken regarding pollution levels in this area? Can we see the results?
- A.** An air quality assessment for the area has been undertaken and will form part of our planning application. Please also be aware that all the buildings we are building onsite have no gas and will be heated by air source heat pumps (ASHP) so will not generate any new emissions themselves. We also adopt passive house principals on all our schemes to maximise the energy efficiency of our homes.

We will provide electric car charging facilities throughout the development to allow residents to own emission-free vehicles. The offices are to be built to a BREEAM excellent status, the most sustainable status for office building available. Sustainability is a very high priority for Step Places on all of our developments.

- Q.** Have the Merseyside police comment on the proposed entrance on a blind hill in Alder Road. If so, what was their comment?
- A.** We have consulted with Merseyside Police on the development, however we have yet to receive their comments back.
- Q.** Are you expecting the visitors to the new retail to arrive on foot?
- A.** The retail offer is solely intended to be used by local resident, residents of the development and the hospital staff who would not need to drive. This is typical practice for this type of small café/deli offer.

## Planning

- Q.** What date is a planning going in?
- A.** We have yet to confirm a firm date for submission of the planning application but this is envisaged to be in September/October 2020.